084.0	0005	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	580,000 / 580,000
					USE VALUE:	580,000 / 580,000
					ASSESSED:	580,000 / 580,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		ORIENT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAYNE WALTER C--ETAL
Owner 2:	MAYNE EMILY M K
Owner 3:	
Street 1:	33 ORIENT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1962, having primarily Wood Shingle Exterior and 1524 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	181,000		399,000	580,000
Total Card	0.115	181,000		399,000	580,000
Total Parcel	0.115	181,000		399,000	580,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.58 | /Parcel: 380.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	53122
GIS Ref	
GIS Ref	
Insp Date	10/26/18

!6883!

PREVIOUS ASSESSMENT

Parcel ID: 084.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	181,000	0	5,000.	399,000	580,000	580,000	Year End Roll	12/18/2019
2019	101	FV	161,600	0	5,000.	393,300	554,900	554,900	Year End Roll	1/3/2019
2018	101	FV	161,600	0	5,000.	302,100	463,700	463,700	Year End Roll	12/20/2017
2017	101	FV	161,600	0	5,000.	285,000	446,600	446,600	Year End Roll	1/3/2017
2016	101	FV	161,600	0	5,000.	262,200	423,800	423,800	Year End	1/4/2016
2015	101	FV	162,000	0	5,000.	245,100	407,100	407,100	Year End Roll	12/11/2014
2014	101	FV	162,000	0	5,000.	225,700	387,700	387,700	Year End Roll	12/16/2013
2013	101	FV	162,000	0	5,000.	225,700	387,700	387,700		12/13/2012

PRINT

Date	Time
12/10/20	21:35:09

LAST REV

Date	Time
06/10/19	15:29:09
danam	
6883	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19944-571		7/1/1989		167,500	No	No		Y

USER DEFINED

Prior Id # 1:	53122
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2019	240	Redo Bat	5,000	C				
5/31/2016	690	Heat App	9,000					3 air handers 1 he
11/2/1998	769	Redo Bas	5,000					FINISH BSMT/ADD BA

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
3/23/2009	Meas/Inspect	197	PATRIOT
3/11/2000	Inspected	276	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	399,000	Spl Credit		Total:	399,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	129.533
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	262336
Depreciation:	81324
Depreciated Total:	181012

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

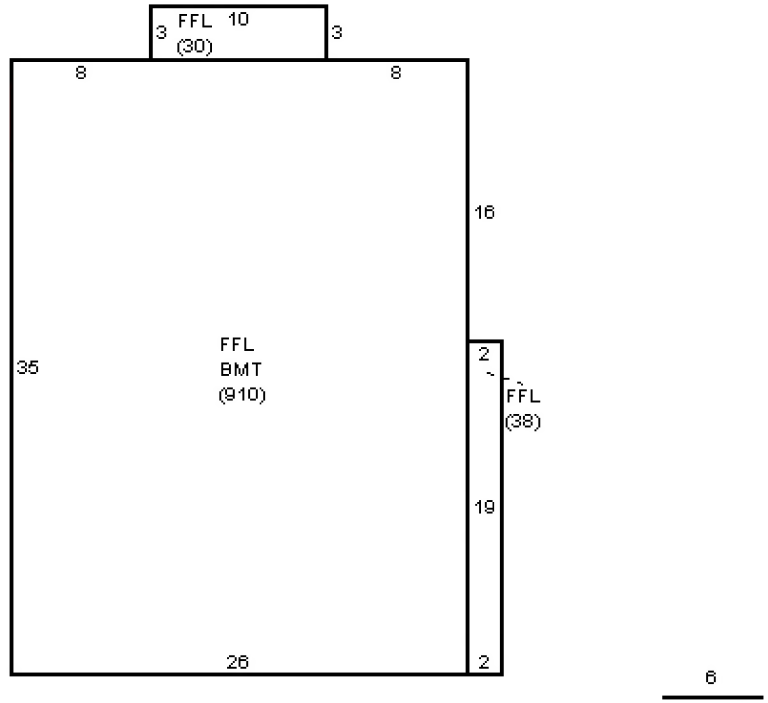
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	129.53
Special Features:	0	Val/Su Net:	95.87
Final Total:	181000	Val/Su SzAd	185.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	978	129.530	126,683
BMT	Basement	910	54.020	49,154

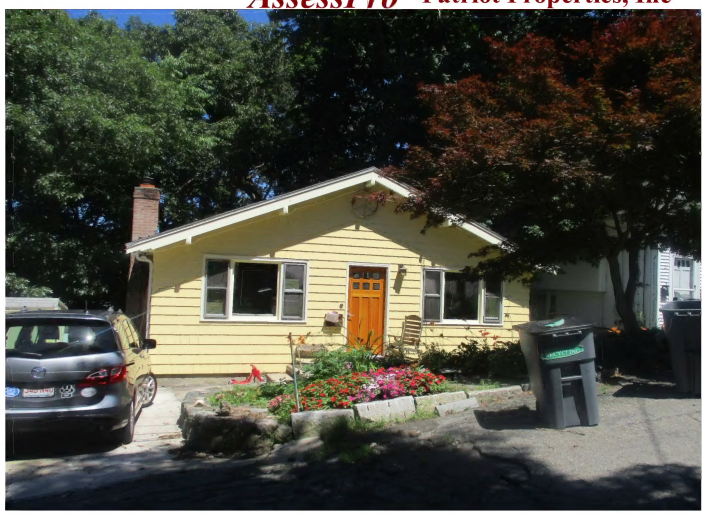
Net Sketched Area:	1,888		Total:	175,837	
Size Ad	978	Gross Are	1888	FinArea	1524

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 084.0-0005-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X4	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	